

DOCUMENT NO. 5097
ADOPTED 9/29/88

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF KEVIN D. SEAGER
PARCEL R-10-B-1 (38 SACKVILLE STREET)
CHARLESTOWN URBAN RENEWAL AREA (MA. PROJECT # R-55)

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title 1 of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, KEVIN D. SEAGER, has expressed an interest in and has submitted a satisfactory proposal for the development of Parcel R-10-B-1 (38 Sackville Street) in the Charlestown Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That KEVIN D. SEAGER, be and hereby is tentatively designated as Redeveloper of Parcel R-10-B-1 (38 Sackville Street) in the Charlestown Urban Renewal Area subject to:
 - (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
 - (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
 - (c) Submission within two hundred and seventy (270) days in a form satisfactory to the Authority of:

- (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and
 - (iii) Final Working Drawings and Specifications; and
 - (iv) Proposed development and occupancy schedule.
2. That disposal of Parcel R-10-B-1 (38 Sackville Street), Charlestown by negotiation is the appropriate method of making the land available for redevelopment and that the Director of the Authority be, and hereby is, authorized to execute an Early Entry Agreement to expedite the development of the parcel.
3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
4. That KEVIN D. SEAGER is hereby authorized to pursue any zoning variances that may be necessary, in order to expedite the commencement of this project.
5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

MEMORANDUM

September 29, 1988

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: JOHN R. LEIGH, ASSISTANT DIRECTOR
JAMES F. ENGLISH, DEPUTY DIRECTOR
HARBOR PLANNING AND DEVELOPMENT
DAVID J. ARMANETTI, SPECIAL ASSISTANT
NEIGHBORHOOD PLANNING AND ZONING

SUBJECT: CHARLESTOWN URBAN RENEWAL AREA (MA PROJECT #R-55)
PARCEL R-10-B (38 SACKVILLE STREET, CHARLESTOWN)
TENTATIVE DESIGNATION OF REDEVELOPERS

SUMMARY: Memorandum requesting the granting of Tentative Designation as redevelopers to Mr. Kevin D. Seager and the Belmont Street Realty Trust for respective portions of disposition parcel R-10-B, 38 Sackville Street within the Charlestown Urban Renewal Area, to be improved as off-street parking and yard space.

Disposition Parcel R-10-B, containing 1,779 square feet, is located in the center of the block bounded by Medford Street, Sackville Street, Bunker Hill Street, and Belmont Street within the Charlestown Urban Renewal Area (see map A). The lot was formerly part of Parcel R-10, acquired during the original land assembly process for Urban Renewal, but past dispositions of the parcel have left only this small, oddly shaped portion of the parcel, land-locked in the middle of the block. Recently, staff has received several formal requests by abutting landowners to purchase portions of the parcel for improvement as off-street parking and yard space (see attached letters). At this time, it is requested that tentative designation as redeveloper be granted to these two abutters for the respective portions of the parcel further detailed in this memorandum.

Through several meetings with all the direct abutters, staff has arrived at an arrangement which is acceptable to these neighbors, is consistent with the Authority policy of disposing these parcels to direct abutters, and will be financially favorable to the Authority.

Mr. Kevin D. Seager, of 36 Sackville Street, is recommended as redeveloper of the 979 square foot southern portion of the parcel (to be known as Parcel R-10-B-1), for improvement as private yard space. Belmont Street Realty Trust (Mr. Phillip A. Tracy, Trustee), is recommended as redeveloper of the 800 square foot northern portion of the parcel (to be known as Parcel R-10-B-2), for improvement as off-street parking and yard space in conjunction with their proposed housing development being built at 43-47 Belmont Street (see map B). Both redevelopers have completed and submitted HUD 6004 Forms (Redeveloper's Statements for Public Disclosure) [attached], and have exhibited the necessary financial resources to complete their respective portions of the parcel successfully

As the disposition of Parcel R-10-B as such will greatly improve the use and appearance of this land, will further the Authority's goals of disposing the remaining unbuildable Urban Renewal Disposition Parcels to abutting landowners, and will be financially favorable to both the Authority (in disposition proceeds) and the City of Boston (in future property taxes); and as Mr. Kevin D. Seager and the Belmont Street Realty Trust have demonstrated and proven the desire and resources necessary to improve the parcel as such, it is recommended that they be granted Tentative Designation as Redevelopers of respective portions of Disposition Parcel R-10-B (as specified in the following resolutions).

Appropriate resolutions are attached.